

COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION Summary of Regularly Scheduled Meeting

Jennifer Casey
Chairwomen

Sarah Lansdale, AICP
DIRECTOR OF PLANNING

Date: September 2, 2020
Time: 2:05 p.m.
Location: ZOOM Video Conference

Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meeting Law, the Suffolk County Planning Commission Meeting will be held electronically via ZOOM. Instead of a public meeting open for the public to attend in person, members of the public may Listen to or log into the video conference. The public was encouraged to send in their statements for the public portion to the address above or email to Planning@suffolkcountyny.gov. The Minutes of the meeting will be posted on the Suffolk County Planning Commission website.

Members Present (10)

Jennifer Casey – Town of Huntington
Adrienne Esposito – Villages Over 5,000
Samuel Chu – Town of Babylon
Rodney Anderson – At Large
Matthew Chartrand – Town of Islip
John Finn – Town of Smithtown
Michael Kaufman – Villages Under 5,000
Michael Kelly – Town of Brookhaven
Errol Kitt – At Large
Thomas McCarthy – Town of Southold

Members Not Present (3)

John Condzella – Town of Riverhead
Kevin Gershowitz – At Large
Nicholas Morehead – Town of Shelter Island

Staff Present (6)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
Ted Klein – Principal Planner
John Corral – Environmental Projects Coordinator
Christine DeSalvo – Principal Office Assistant
Brittany Toledano – Assistant County Attorney (Counsel to the Commission)

Call to Order - The Suffolk County Planning Commission meeting of September 2, 2020 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

The Pledge of Allegiance

Guest Speakers –

- Heather Lanza, Director of Planning, Town of Southold
- Mark Terry, Town of Southold

Public Portion – No public portion

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Town of Southold, Comprehensive Plan**

The Southold Town Board has referred a draft of the Southold Town Comprehensive Plan to the Suffolk County Planning Commission. The Comprehensive Plan outlines a strategy to guide the future of Southold Town detailed in thirteen (13) distinct chapters.

The plan “includes policies for managing the Town’s expected as-of-right growth and for encouraging economic activity such as agritourist (e.g., farmstands, but without building). Currently, the Town faces issues including development pressure: traffic congestion; limited housing supply for workers; the need to preserve resources of natural and historic significance; and limited sewer capacity. The Comprehensive Plan includes a number of policies to address these issues, including small measures to improve stormwater management such as by exploring opportunities for Green Infrastructure. It is noted that the draft Town of Southold Comprehensive Plan does not include actions or zoning updates aimed at increasing development. The Plan does not include a recommend land use map or proposed zoning map and amendments. It can be stated that the purpose of Plan process and Plan initiatives is to better understand and address the potential changes and challenges facing the commercial and residential areas within the Town and make adjustments within the established land use pattern.

As noted in the referral material to the Suffolk County Planning Commission from the Southold Town Board the Planning Process for was a collaborative process including public charrettes, open Town Board meetings, and several public workshop and hearings on the initial and final draft plan.

Staff noted that more attention can be made to Energy Efficiency (e.x. orientation of new buildings, the use of rooftop or other solar devices, wind turbines, or geothermal methodologies, building materials, etc. for appropriate scale energy efficiencies). The Southold Town Comprehensive Plan would be strengthened by inclusion of such considerations as well as the following:

- The proposed Southold Comprehensive Plan should include a section that encourages (incentivizes) business owners and applicants to explore techniques to reduce parking demand.
- More attention can be made toward Universal Design and on site public safety.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)**Town of Southold, Comprehensive Plan (continued)**

- The Town of Southold has made significant progress in the development of a Comprehensive Master Plan. Relatively unique in its approach to planning is its pronouncement that the Plan does not include actions or zoning updates aimed at increasing development; but rather to redistribute potential as of right growth.

Staff recommends approval of the Southold Town Comprehensive Plan with comments.

After deliberation the Commission resolved to generally agree with the staff report and approved the site plan. A motion was made by Commission member McCarthy and seconded by Commission member Esposito, vote to approve; 10 ayes, 0 nay, 0 abstentions.

- **Trec Bay Shore LLC, Town of Islip**

Change of Zone from Business District to Downtown Development District to build 418 apartments.

Applicants seek change of zone approval from the Islip Town Board for the construction of a 457,479 SF 4 story apartment building with 418 apartments. The proposed 4 story apartment building is designed to wrap around one parking lot and be adjacent to another parking lot intended to serve its residents. Ground floor and surface parking are proposed providing 618 off street parking stalls where 744 spaces (1.75 per unit plus 1 additional for each 3 bedroom unit) are required by Town of Islip Zoning Law (a 17% shortfall).

The subject development site is a total of 10.34 acre parcel zoned Business District (BD; 2,500 SF minimum lot size/FAR of 0.60) located in the hamlet of Bay Shore. The petitioners are requesting a change of the zone on the subject site to Downtown Development District (DDD; minimum lot size 20,000 SF; FAR 2.0 and maximum building height of 5 stories for apartment houses).

Information included in the referral to the Suffolk County Planning Commission indicated that all existing structures are to be demolished and removed. Copies of any prepared Phase I and II Environmental Site Assessments have not been submitted to the Suffolk County Planning Commission and it is not known if any have been prepared and submitted to the appropriate agencies

A Traffic Impact Study report was included in a prior SEQRA coordination request to the Department of Economic Development and Planning by the Town of Islip Potable water is to be supplied to the proposed development by the Suffolk County Water Authority.

After deliberation the Commission resolved to generally agree with the staff report and approved the site plan. A motion was made by Commission member Chartrand and seconded by Commission member Kaufman, vote to approve; 10 ayes, 0 nay, 0 abstentions.

Section A-14-24 of the Suffolk County Administrative Code

- None

- **Other Business**

- Planning Commission Amendment to Guidebook – Fees

A motion was made by Commissioner Member Kaufman to amend the Guidebook to reflect the new procedure for Fees. Commissioner Chu seconded the motion. Motion to approve 9 ayes.

- Climate Change

After a discussion the members decided to submit any questions or comments to Commissioner Esposito so they can discuss the outcome of those comments at the October 7, 2020 meeting.

There will not be a Planning Commission Federation this October. We will be working with Touro and do something in the spring.

John Finn requested the County to do a presentation regarding sewer Infrastructure program and give an update and status of the project coming to fruition.

- **Meeting Adjourned (3:50)**